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Attorney for Debtor

**UNITED STATES BANKRUPTCY COURT**  
**DISTRICT OF NEVADA**

In Re:	)	BK-S-19-16636-MKN
	)	Chapter 11
CENSO, LLC.	)	
	)	HEARING DATE: December 23, 2020
Debtor.	)	HEARING TIME: 9:30 AM

**SUPPLEMENT OPPOSITION TO NEWREZ, LLC., D/B/A SHELLPOINT MORTGAGE  
SERVICING'S MOTION FOR RELIEF FROM AUTOMATIC STAY and MOTION TO  
ACCOUNT FOR AND SEQUESTER RENTAL INCOME AND/OR FOR ADEQUATE  
PROTECTION**

COMES NOW, Debtor, CENSO, LLC. ("Debtor"), by and through their attorney,  
COREY B. BECK, ESQ., hereby files this supplement to the opposition to NewRez, LLC., d/b/a/  
Shellpoint Mortgage Servicing's ("secured creditor") Motion for Relief From Automatic Stay as  
follows:

Debtor receives \$2,050.00 rent. Debtor will pay approximately \$360.00/month in  
ongoing costs of property (taxes, insurance and homeowner's association). Debtor has been  
paying insurance cost of \$61.41/month and homeowner's association of \$62.50/month. Debtor  
would commence paying \$236.83/month in property taxes. The adequate protection offer of  
\$1,733.00/month to the bank was calculated by amortizing appraisal value of \$363,00.00 at 4.0%  
over 30 years. This offer is tendering net rent received after \$360.00/month costs are paid. *See*  
*Exhibit "1" - Declaration of Melani Schulte.*

DATED this 23<sup>rd</sup> day of December, 2020.

/s/ COREY B. BECK, ESQ.  
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EXHIBIT “1”

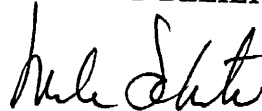
**UNITED STATES BANKRUPTCY COURT**  
**DISTRICT OF NEVADA**

Debtor.

1. I receive \$2,050.00 in rent/month from the tenant residing at 5900 Negril Avenue, Las Vegas, NV 89130 property.
2. That my costs per month for property taxes, insurance and homeowner's association are approximately \$360.00/month.
3. I pay \$61.41 per month for insurance on the Negril property.
4. I pay \$62.50 per month for the homeowner's association owed on the Negril property.
5. I will commence paying property taxes in the amount of \$236.53/month. The total property taxes for the year are \$2,838.33.
6. That we have offered \$1,733.00/month as adequate protection for the bank (appraised value \$363,000.00 x 4.0% interest over 30 years).
7. Amount offered is approximately "net rent" amount after taxes, insurance and homeowner's association dues are paid.
8. In addition to primary costs listed, all utility bills are current. In addition, the pool as well as the landscaping on the property has been maintained.

1 I DECLARE UNDER PENALTY THAT THE FOREGOING IS TRUE AND  
2 CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

3 DATED this 22<sup>nd</sup> day of December, 2020.



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5 MELANI SCHULTE -  
Owner of Censo, LLC.

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